

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2019-04

**RESOLUTION OF MEMORIALIZATION FINDING
ORDINANCE NO. 2018-29
SUBSTANTIALLY CONSISTENT WITH MASTER PLAN
RECOMMENDING REZONING
OF BLOCK 121 LOTS 1, 2, 3.01, 3.02, 3.03 and 11
AUTHORIZING REPORT TO GOVERNING BODY**

Decided: November 27, 2018
Resolution Memorialized: January 22, 2019

WHEREAS, the Township Council introduced on first reading Florence Township Ordinance 2018-29 at its November 7, 2018 meeting;

WHEREAS, the Township Council referred Ordinance 2018-29 to the Township Planning Board for a determination and recommendation, in accord with N.J.S.A. 40:55D-26, as to whether the proposed ordinance is substantially consistent with or designed to effectuate the Township's duly adopted Master Plan Land Use;

WHEREAS, at the Planning Board's regular meeting on November 27, 2018, the Board reviewed the proposed ordinance;

WHEREAS, the Board's planning consultant, Barbara Fegley, PP, AICP of Environmental Resolutions presented her memorandum, dated November 20, 2018, which commented upon the proposed ordinance, and offered her testimony to the Board;

WHEREAS, Ms Fegley opined, based upon the analysis set forth in her letter, that there had been some inadvertent omissions from the Master Plan Re-Examination and draft Ordinance, and that some additional contiguous properties in common ownership of the St. Nicholas Byzantine Catholic Church should be similarly rezoned in order to be fully consistent with intent of the Board's recently adopted Master Plan Periodic Re-Examination Report;

WHEREAS, after further discussion by members of the Board of the nature of the proposed zoning changes, and of the subject properties, the Board adopted a finding that proposed Ordinance 2018-29 , with some suggested modifications would be consistent with the Master Plan; and

WHEREAS, the Board directed its Solicitor to prepare a report of its findings for submission to the governing body;

NOW THEREFORE, in reliance upon the foregoing it is hereby **RESOLVED** by the Planning Board of the Township of Florence, County of Burlington and State of New Jersey that finds that the rezoning of all of Block 121 Lots 1, 2, 3.01, 3.02, 3.03 and 11 to RA Low Density Residential is consistent with the Master Plan and the Board's recent Master Plan Re-Examination Report, and would be in the public interest;

BE IT FURTHER RESOLVED that Township of Florence Ordinance No. 2018-29, revised as recommended herein by the Board, would substantially consistent with and designed to effectuate the Florence Township Master Plan generally, in accord with NJSA 40:55D-26;

BE IT FURTHER RESOLVED that the correspondence of its Solicitor to the Township Mayor and Council, dated November 29, 2018 be and is authorized and adopted as the Board's statutorily required report of its findings.

**MOTION TO FIND ORDINANCE 2018-29 CONSISTENT WITH MASTER PLAN
and MAKE ADDITIONAL RECOMMENDATIONS:**

Moved by : Mr. Morris
Seconded by : Mr. Molimock
In Favor : Mr. Morris, Mr. Molimock, Mr. McCue, Mr. Pagano, Councilman
Lovenduski, Mayor Wilkie, Chair Hamilton-Wood
Opposed : None
Recused : None
Absent : Mr. Mattson, Mr. Montgomery

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Pagano
Seconded by : Mr. Morris
In Favor : Mr. Pagano, Mr. Morris, Mr. McCue, Mayor Wilkie,
Chair Hamilton-Wood
Opposed : None
Abstained : Mr. Montgomery, Mr. Garganio

FLORENCE TOWNSHIP PLANNING BOARD

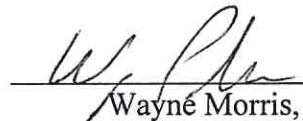
Dated: 1/22/19


Mildred Hamilton-Wood, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on January 22, 2019 and memorializes a decision taken by the Board on November 27, 2018.

Dated: 1/22/19


Wayne Morris, Secretary